

# MEMORANDUM

## County of Placer Planning Department

**HEARING DATE:** May 11, 2006

**ITEM NO.:** 3

**TIME:** 10:45 a.m.

**TO:** Placer County Planning Commission

**FROM:** Environmental Review Committee

**DATE:** May 4, 2006

**SUBJECT:** Revised Draft EIR Public Workshop - Placer Vineyards Specific Plan Project

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**COMMUNITY PLAN AREA:** Dry Creek/West Placer Community Plan

**GENERAL PLAN DESIGNATION:** The area of the proposed Placer Vineyards Specific Plan (PVSP) is currently designated "Urban" on the Generalized Land Use Diagram within the Placer County General Plan, and "West Placer Specific Plan" in the Dry Creek/West Placer Community Plan.

**ZONING:** Predominantly, the zoning classification in the proposed PVSP area is F (Farm) with combining designations. The northwest and southwest portions of the proposed PVSP area are zoned RA (Residential-Agriculture) with a 10-acre minimum parcel size. The northwest corner of the proposed PVSP area is zoned C1 (Neighborhood Commercial) and the southwest corner of the proposed PVSP area is zoned IN (Industrial). The -DR (Combining Development Reserve) designation has been applied over the entire PVSP area. Figure 4.1-4 in the PVSP Revised DEIR reflects the existing zoning for the proposed PVSP area.

**STAFF PLANNER:** Paul Thompson, Principal Planner

**LOCATION:** The Placer Vineyards Specific Plan area is located in unincorporated western Placer County, bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. The PVSP area contains approximately 5,230± gross acres, with an east-west length of approximately six miles. Figure 3-3 in the PVSP Revised DEIR reflects the location of the proposed PVSP.

**APPLICANT:** Kent MacDiarmid, on behalf of the Placer Vineyards Property Owners Group.

**BACKGROUND:** In September 2004, the County released a Draft EIR for the then-proposed design of the Placer Vineyards Specific Plan and circulated the document for comment. Following the receipt of comments on that Draft EIR, the project applicant modified the project to address concerns raised in these comments. Significant changes to the project include: changes to land uses within the project, changes to design and preservation of environmental resources, changes to the circulation network, changes to the infrastructure design, and changes to the proposed urban / community design. In addition, quantitative analysis of the Sacramento Area Council of Governments (SACOG) Blueprint project alternative is presented in the Revised Draft EIR. Section 2.4 in the Revised Draft EIR provides a summary of these changes.

**PROPOSAL:** The following is an overview of the project description for the Placer Vineyards Specific Plan project. A summary of the important elements of the project can be found in Chapter Three (Project Description) of the Revised Draft EIR.

The Placer Vineyards Specific Plan (PVSP) has been proposed to implement a development scenario for the “West Placer Specific Plan area” as described in “Exhibit 1” which was adopted by the Board of Supervisors in 1994 as part of the General Plan update process. Exhibit 1 was adopted to establish standards for the development of that area and required a Specific Plan be developed in this part of the Dry Creek/West Placer Community Plan. The overall intent of the Specific Plan is to guide and control orderly and systematic development of the area in order to create a mixed-use community which includes residential, retail, commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space. While the Specific Plan area as described in Exhibit 1 includes about 5,230 acres, only 4,251 are planned for development under the proposed PVSP. Exhibit 1 provides that the full West Placer Specific Plan area will be limited to 14,132 total dwelling units. The proposed PVSP allocates 13,271 units to the 4,251 acres proposed for urban development, and allocates 411 units to the remaining 979-acre “Special Planning Area”. Build-out is assumed to occur over a 20 to 30-year period.

Table 3.1-1 of the Revised Draft EIR provides a list of all the entitlements, approvals and permits required for the project. Amendments to the County’s General Plan and Dry Creek/West Placer Community Plan are proposed. The amendments are briefly summarized below. A complete list of the proposed amendments, with proposed amendment language, is included on Pages 3-3 through 3-6 of the Revised Draft EIR. Key amendments to the Community Plan and General Plan include:

- Changes to the Transportation and Circulation Element of the General Plan and Dry Creek/West Placer Community Plan will provide clarity regarding the extent to which “exceptions” may be permitted. This amendment will permit consideration of project transportation improvements for all “exceptions.”
- Changes to the Land Use and Agricultural and Forestry Resources Elements of the General Plan will deal with buffers and the need to minimize urban/rural conflicts. This amendment will allow for specific plans to be tailored to the unique circumstances and/or land use types contemplated in the specific plan.

- Changes to the Recreation and Cultural Resources Element of the General Plan for policies dealing with “activity-oriented recreation programs.” This amendment will expand the County’s role to include activity-oriented recreation programs.

**DEIR HEARING OVERVIEW AND PURPOSE:** This public hearing is scheduled during the 45-day public review period for the Revised Draft EIR. The comment period ends on May 19, 2006. The purpose for this hearing is to provide an opportunity for the public to comment on the Revised Draft EIR.

As part of the approval process for the PVSP project, the County prepared a Revised Draft EIR. A public hearing to receive comments is not required by the California Environment Quality Act, but this hearing has been scheduled to facilitate the receipt of comments from the public, and is intended to focus the public’s attention on the analysis contained in the environmental document. This public hearing is *not* the time to discuss the merits of the project, which will occur at a subsequent hearing on the project's entitlements. The County will record all comments (verbal and written) received at the public hearing for the Revised Draft EIR. As part of the Final EIR for the project, the County will provide a written "Response to Comments" as well as provide notification of any subsequent public hearing to be held on the discretionary permit application to all persons that provided comments on the environmental document.

It is important to note that because the PVSP has been significantly modified, and because the County is circulating an entirely revised Draft EIR for comment, the County will not be responding in the Final EIR to comments received on the previous Draft EIR dated September 2004, which was in circulation from October 18, 2004 through January 5, 2005. To the extent that individuals or entities who submitted comments on the September 2004 Draft EIR are not satisfied with the analysis in the Revised Draft EIR, new comments will need to be submitted on this Revised Draft EIR.

**OVERVIEW OF THE REVISED DRAFT EIR:** The PVSP Revised Draft EIR includes eight parts in six volumes: Executive Summary, Introduction, Project Description, Environmental Analysis (Setting, Impacts, and Mitigation Measures), Other CEQA Considerations, Alternatives, Mitigation Monitoring and Reporting Program, and Appendices.

The Revised Draft EIR evaluates the existing environmental resources in the vicinity of the PVSP area, as well as associated off-site infrastructure. The Environmental Analysis (Setting, Impacts, and Mitigation Measures) chapter of the Revised Draft EIR (Sections 4.1 through 4.12) identifies and discusses the following topics that may be of public concern:

- Land Use and Planning Policies
- Visual Quality and Aesthetics
- Hydrology, Water Resources and Water Quality
- Biological Resources
- Geology and Soils
- Archaeological and Paleontological Resources
- Transportation and Circulation
- Air Quality
- Noise

- Population, Employment and Housing
- Public Services and Infrastructure
- Hazards

Each environmental section provides a discussion of environmental and regulatory settings, analyzes impacts and provides mitigation measures as well as discusses both significant unavoidable adverse impacts and cumulative impacts. In addition, the significant unavoidable and cumulative project impacts are summarized in separate sections of the Revised Draft EIR (Section 5.2 and 5.4).

**SUMMARY OF MAJOR ENVIRONMENTAL ISSUES:** Provided below is a summary of each environmental section contained within the Revised Draft EIR. The summary includes an overview of the Revised Draft EIR section and information that relates to each topic area, including project description and/or background information; noteworthy environmental impacts; important mitigation measures; cumulative impacts; and Blueprint alternative issues. While this staff report has been written to provide guidance and direction to the applicable sections in the Revised Draft EIR in which environmental issues have been addressed, this report does not discuss or analyze information presented the Revised Draft EIR.

**Section 4.1 - Land Use and Planning Policies** - This section of the Revised Draft EIR describes the existing and proposed land uses, agricultural resources, and relevant land use policies for the PVSP. The impact assessment focuses on changes in land use, land use compatibility, impacts on agricultural lands, and General Plan consistency.

The existing land uses and surrounding area for the PVSP area are depicted in Figures 3-4 and 4.1-1 of the Revised Draft EIR. The predominant land use within the PVSP area is agriculture, consisting mostly of undeveloped grazing land. There are approximately 150 residences within the PVSP area, mostly in the northwest corner of the PVSP in the Riego area, with a few residences scattered throughout the agricultural properties. There are a few commercial sites in the PVSP area that include a self-storage facility and convenience store. An abandoned portion of the Union Pacific Railroad traverses the westernmost portion of the PVSP area and electrical transmission and distribution lines cross the PVSP area. Two electric substations are located near the PVSP area, and a potential substation site has been identified in the PVSP area.

The Revised Draft EIR identifies 14 impacts under the Land Use and Planning Policies Section for the PVSP project. Some of the impacts identified include loss of “important farmland”, land use conflicts with existing powerlines and the proposed power substation, and loss of open space in Placer County, the region and the state. The Revised Draft EIR identifies six mitigation measures to reduce the identified impacts to less than significant levels, including the preservation of agricultural and open space lands (also refer to Section 4.4 for a discussion on open space) and residential structure setbacks from the powerlines.

**Section 4.2 - Visual Quality and Aesthetics** - This section of the Revised Draft EIR provides an analysis to determine the extent to which the PVSP may cause visual and aesthetic impacts. The impact assessment focuses on the conversion of the PVSP area from rural to urban and suburban development patterns, increases in night lighting and light and glare as a result of development.

The land adjacent to the PVSP area on the west is within the South Sutter County Commercial/Industrial Reserve. To the east is the Dry Creek community and scattered rural residential uses. To the south is the Sacramento County urbanized area; however, considerable open land remains, including Sacramento County's Gibson Ranch Park and open space areas along the Dry Creek Corridor. Southeast of the PVSP area is the unincorporated community of Antelope, and west of Watt Avenue is the unincorporated community of Elverta.

The Revised Draft EIR identifies 10 impacts under the Visual Quality and Aesthetics section for the PVSP project and three mitigation measures to reduce the identified impacts to visual resources to less than significant levels. The overall mitigation concepts to reduce visual and aesthetics impacts are to provide guidelines and policies within the PVSP that promote good urban and landscape design. In addition, mitigation measures are included to provide lighting standards and policies to control light and glare.

**Section 4.3 - Hydrology, Water Resources, Water Quality** – The hydrology, water resources and water quality analysis section of the Revised Draft EIR assesses impacts that could occur during and after implementation of the PVSP. In order to make the discussion in the Revised Draft EIR section more understandable, the analysis has been divided into subsections: Hydrology and Flood Control, Water Resources (Water Supply), and Water Quality. In addition, regional hydrological impacts related to surface water supply (e.g., Sacramento River, American River) are also addressed in Section 4.11 (Public Services and Infrastructure) of the Revised Draft EIR.

The PVSP area contains three major watersheds: Dry Creek, Curry Creek and Steelhead Creek. The Steelhead Creek drainage shed is further divided into seven smaller drainage sheds. Generally, the Steelhead Creek drainage shed drains from east-to-west to Sutter County and terminates at Steelhead Creek. The PVSP project proposes to develop undeveloped land within these watersheds and will include improvements such as buildings, parking lots and roads.

For the PVSP area, the 100-year floodplain has been partially delineated by FEMA, and includes portions of the Dry Creek drainage shed and the Steelhead Creek drainage shed. The Steelhead Creek delineations are partial delineations to the extent that they only depict the lower reach of the drainage system, and not the entirety of the defined channels and swales (refer to Figure 4.3-4). The internal watersheds, creeks and tributaries (except for those mentioned) have not been delineated by FEMA. In order to identify other floodplains on the PVSP site, the Army Corps of Engineers HEC-RAS software was used to develop floodplain parameters. Floodplain elevations were determined for the 10-year and 100-year events for the pre-project and post-project conditions, and for the post-project mitigated conditions.

For the PVSP project, an initial surface water supply is proposed to serve the PVSP area until a Sacramento River supply is available. The immediate (or initial) surface water supply need was identified as 6,000 AFA. The proposed initial supply consists of available water from PCWA's unused American River water supply diverted at PCWA's new permanent American River Pump Station, conveyed and treated at the existing Foothill Water Treatment Plant, and delivered through PCWA's existing transmission pipeline system to the vicinity of Industrial Avenue.

Under an existing agreement with the City of Roseville, PCWA can convey approximately 10 MGD through the City's pipeline system to a location near Baseline Road and Fiddymont Road.

A secondary initial surface water supply has been identified if the Sacramento River project is not available. It consists of use of a portion of the PCWA Middle Fork American River water currently contracted to Sacramento Suburban Water District (SSWD) (formerly Northridge Water District). The supply would be diverted from Folsom Lake, treated at the Sidney N. Peterson Water Treatment Plant (owned and operated by the San Juan Water District), and conveyed to the PVSP area.

Groundwater resources are currently used to meet existing water demand within the PVSP area. Much of the groundwater use will be gradually displaced by future surface water as the PVSP builds out. Although the PVSP area would not typically rely on groundwater as a water supply, groundwater would serve as a backup supply, in the event surface water supplies are temporarily reduced. This approach is consistent with PCWA's conjunctive use policy.

The Revised Draft EIR identifies 38 impacts under the Hydrology, Water Resources and Water Quality Section for the PVSP project. One of the impacts identified is increased runoff anticipated from the addition of impervious surfaces which could cause flooding and the potential degradation of water quality from surface runoff containing pollutants from vehicles, fertilizers, pesticides and herbicides entering downstream waterways.

The Revised Draft EIR also identifies 40 mitigation measures to reduce the identified impacts to a less than significant level. Additionally, minimizing impervious surfaces, conservation and maintenance of natural open spaces and drainage courses, and construction of specially designed catch basins, vaults and filters can reduce the overall potential of flooding and water quality impacts.

**Section 4.4 - Biological Resources** - This section of the Revised Draft EIR describes the biological resources that are present, or could be present, in the PVSP area and associated off-site infrastructure areas. The biological analysis is based on data collected during field surveys, and existing documentation of biological resources in the area. The Revised Draft EIR addresses the vegetation communities present and the wildlife and plant species occurring, or potentially occurring, in the PVSP area.

Habitat communities occurring in the PVSP area are presented in the Revised Draft EIR in Tables 4.4-1 and 4.4-2. In addition, Figure 4.4-1 illustrates the habitat types in the PVSP area, and wetland types and acreages are described in detail in Figure 4.4-2. The vegetation in the PVSP area is a mixture of cultivated agricultural land, non-native annual grassland, vernal pool complexes, other seasonal wetlands, stock ponds, ephemeral and perennial drainages, riparian habitat, blue oak/valley oak woodland ecological community, and several scattered individual oak trees.

The Revised Draft EIR identifies 73 impacts under the Biological Resources section for the PVSP project. The Revised Draft EIR evaluates impacts to biological resources for three major areas, and the findings include:

1. Direct short-term and long-term impacts associated with project development will result in major ecological communities' alteration and/or removal in the PVSP area. The Revised Draft EIR identifies 42 mitigation measures to mitigate for both short- and long-term impacts.
2. Impacts associated with the construction of off-site infrastructure such as sewer lines and flood control facilities may affect biological resources. Mitigations for the off-site impacts are addressed in the Revised Draft EIR within the comprehensive mitigation strategy. The intent of the Open Space/Biological Resources Mitigation and Management Strategy is to provide a single, all-inclusive mitigation measure that can simultaneously mitigate for all biological resources of concern, while also mitigating impacts on open space and agricultural lands. In short, the comprehensive mitigation strategy attempts to establish a feasible mitigation program to satisfy the myriad federal, state, and local statutes, regulations, and policies affecting open space, agricultural lands, and biological resources.
3. Impacts associated with the initial surface water supplied to the PVSP project from the Sacramento and lower American Rivers may affect biological resources. The Revised Draft EIR identifies project impacts to the Sacramento and lower American Rivers.

The Revised Draft EIR presents an Open Space/Biological Resources Mitigation and Management Strategy for the PVSP. In a collaborative effort, the County and the applicant, working in conjunction with State and Federal regulatory agencies, have proposed a comprehensive mitigation strategy (refer to Mitigation Measure 4.4-1(a) - 4.4-1(j)). The Biological Resources Mitigation and Management Strategy (comprehensive mitigation strategy) proposes to mitigate impacts through off-site in-County land purchases. Approximately 3,520 acres will be mitigated at a 1:1 replacement ratio of impact to open space.

The Open Space/Biological Resources Mitigation and Management Strategy presented in the Revised Draft EIR is intended to dovetail with the possible requirements of the draft Placer County Conservation Plan (PCCP). The Revised Draft EIR acknowledges that the PCCP has not been officially adopted; however, the comprehensive mitigation strategy will allow the PVSP project to move forward without the PCCP program in place, but also provides the opportunity for the PVSP to take advantage of the PCCP program, if adopted in the future.

The Revised Draft EIR also identifies mitigation measures for impacts to ecological communities and special status species, including Swainson's hawk foraging habitat, vernal pool (fairy shrimp and tadpole shrimp) habitat and "waters of the United States" (not including vernal pools) and other non-jurisdictional wetlands.

**Section 4.5 – Geology and Soils** – This section of the Revised Draft EIR evaluates the existing geologic conditions and geotechnical problems that could be encountered within the PVSP area. Existing characteristics of the soils, geology, and seismicity of the region have been examined to evaluate potential impacts and provide mitigation for the identified impacts.

The soils in the PVSP area consist generally of clays, loams and sandy loams. These soils have expansive and corrosive characteristics that could result in potentially significant impacts to structures, foundations and roadways. In addition, ground disturbances from construction related activities could create potential for ground instability and erosion.

The Revised Draft EIR identifies six impacts under the Geology and Soils section for the PVSP project and 13 mitigation measures to reduce the identified impacts to geology and soils resources to less than significant levels.

**Section 4.6 - Archaeological/Paleontological Resources** - This section of the Revised Draft EIR describes the potential impacts on archaeological/paleontological resources for the PVSP project and associated off-site improvements.

The cultural resources study conducted by professional archaeologists and an architectural historian concluded that the PVSP area is marginal for the presence of prehistoric cultures and marginal with respect to historic development of western Placer County. The analysis did conclude that the PVSP area as a whole did potentially include some cultural resources that could be eligible for the California Register of Historical Resources or qualified as “unique archaeological resources” under CEQA. In the PVSP area, six known unique archaeological sites, one historic archaeological site and two existing houses occur in the PVSP area. There are also cultural resources in the off-site infrastructure area, including two unique archaeological sites, one historic cemetery, two historic sites and one historic district.

The Revised Draft EIR identifies 19 impacts under the Archaeological/Paleontological Resources section for the PVSP project. Some of the impacts include the potential to destroy or alter historic or unique archeological resources and paleontological resources. The Revised Draft EIR also includes 18 mitigation measures to reduce impacts on archaeological /paleontological resources to less than significant levels. Included in these mitigation measures are updated record searches, on-the-ground inspections and avoidance of the area until consultation with the appropriate party.

**Section 4.7 – Transportation and Circulation** - This section of the Revised Draft EIR analyzes the transportation and circulation impacts associated with development of the PVSP, including roadways, transit services and bicycle facilities. The traffic analysis was conducted under existing, cumulative (2025) conditions and “super” (full build-out) cumulative conditions. The Revised Draft EIR also includes an analysis of a 2015 condition of development, and an analysis for Roseville based on the same assumptions used by the City of Roseville for its Capital Improvement Program (CIP).

The traffic analysis presented in the Revised Draft EIR covers an area from north of Baseline Road to Elverta Road on the south, and from State Route 65 on the east to State Route 99/70 on the west. The study area included portions of four jurisdictions: Placer County, Sutter County, Sacramento County and the City of Roseville.

The Revised Draft EIR identifies 22 impacts under the Transportation and Circulation section for the PVSP project. The analysis presented in the Revised Draft EIR indicates that the cumulative growth within the region, with or without this proposed project, will trigger the need for



extensive improvements to existing roads, as well as the construction of new roads such as Placer Parkway and the Watt Avenue extension to provide a regional roadway network with adequate capacity. The analysis also showed that State highways serving the area (Interstate 80, State Route 99/70, and State Route 65) will require further widening and interchange improvements. Even with these extensive proposed regional improvements, there are sections of roadways and the highways that will operate at a level of service (LOS) F during the p.m. peak hour.

Within the Revised Draft EIR is a description of the relationship of the PVSP project to cumulative impacts, listed by stage of development and jurisdictional area. The proposed project is designed to achieve LOS D for the roadway system within the development, and the County's current standard of LOS C outside the development. Adoption of the proposed amendments to the Dry Creek/West Placer Community Plan will allow the County to consider exceptions to LOS C at specific intersections and roadway segments.

The Revised Draft EIR also identifies 19 mitigation measures to reduce identified impacts to less than significant levels. These mitigation measures are described as either construction of improvements or payment of fees, representing "fair share costs." Where impacts were identified, and are within Placer County, the developers are required to construct the improvements, or provide funding to the County. The PVSP project will be required to construct extensive local improvements, which can be divided into three categories. The first are those improvements that affect major arterials such as Baseline Road, Watt Avenue and Walerga Road. Many of these improvements must be constructed prior to the start of any building on site. Significant project improvements include widening Baseline Road and Watt Avenue to four lanes, constructing West Dyer Lane, and installing signals where warranted. Figure 3-16 depicts "backbone" roadway improvements proposed for the PVSP project.

The second category of improvements are those collector roads that will provide the major circulation routes within the development. These include Palladay Road, 12<sup>th</sup> Street, East Dyer Lane, West and South Town Center Drive. The third category of improvements are those that are necessary to provide internal circulation to specific projects within the PVSP development. Generally, these roads have not been laid out, and will be developed as specific projects proceed.

Other traffic mitigation measures within the Revised Draft EIR consist of payment of existing or proposed impact fees. Since many of the identified road improvements cross several jurisdictions, or occur within an adjacent jurisdiction, the affected cities and counties are discussing expanding existing regional impact fees to fund construction. While the traffic analysis showed the need for these regional improvements, development is anticipated to occur over a 30-year period, and fees will be collected over this time. Construction will occur when sufficient development has occurred and traffic reaches projected volumes. Developers within this project will be required to pay these regional impact fees when individual subdivision maps are approved.

The Revised Draft EIR also requires that this development provide transit alternatives for residents to mitigate traffic impacts. These alternatives include providing commuter service to downtown Sacramento, bus service within the development, park-and-ride lots, and reserving right-of-way for a future rapid transit bus along Watt Avenue.

**Section 4.8 - Air Quality** – This section of the Revised Draft EIR describes relevant characteristics of the air basin, and provides an overview of physical conditions affecting pollutant accumulation and dispersion in the PVSP area. The air quality setting also describes the sources, types, and health effects of major air pollutants.

The PVSP lies within the Sacramento Valley Air Basin. Ambient air quality is generally determined by climatological conditions, the topography of the air basin, and the type and amount of pollutants emitted. The PVSP area is subject to a combination of topographical and climatic factors, which result in high potential for regional and local pollutant accumulation.

The Revised Draft EIR identifies eight impacts under the Air Quality section for the PVSP project. These impacts include effects on air quality during both construction and operation phases: exhaust and fugitive dust emissions generated by construction activities, and the generation of both mobile and stationary source air pollutants increasing total air pollution emissions. The Revised Draft EIR also describes possible odor impacts and air quality concerns associated with the sewer lift station operations within the PVSP area and the wastewater treatment plant expansions which may occur at both the Dry Creek Wastewater Treatment Plant (DCWWTP) and Sacramento Regional Wastewater Treatment Plant (SRWTP).

The Revised Draft EIR recommends 20 mitigation measures to reduce the identified impacts. Included in these mitigation measures are: construction dust control measures and heavy duty equipment emission regulations, tree plantings to provide shading in parking lots, encouraging solar building design and use of energy products (i.e., low-absorptive coatings on exterior surfaces and roofs, energy efficient heating and air units), encouraging bicycle usage and vehicle ride sharing, and park-and-ride facilities.

**Section 4.9 - Noise** – This section of the Revised Draft EIR provides an analysis to determine potential noise impacts that may result from traffic, commercial/industrial uses, aircraft and construction within the proposed PVSP area. The analysis also identifies off-site traffic noise impacts at existing noise-sensitive uses near the PVSP area.

The PVSP is located in proximity to Watt Avenue, Baseline Road, Walerga Road, and other existing sources of transportation noise. On-site noise impacts to the project were identified both from these existing sources and the proposed larger project roads. Site-specific acoustical analyses will be conducted, and mitigation measures provided at such time that site-specific tentative maps are submitted to the County for review and approval.

The Revised Draft EIR identifies seven impacts under the Noise section for the PVSP project. The noteworthy impacts identified include the off-site noise levels resulting from traffic generated by development of the PVSP area. On-site noise impacts from stationary and other non-transportation sources will require site-specific acoustical analyses and related construction or other mitigation measures.

The Revised Draft EIR concludes that no feasible mitigation measures have been identified for impacts to off-site areas; accordingly, these are significant and unavoidable cumulative impacts.

On-site mitigation measures to reduce the identified noise impacts include: site design, landscaped buffers, and noise barriers (consisting of berm and retaining wall combinations) to gain compliance with the outdoor noise level standards in areas subject to significant transportation noise.

**Section 4.10 - Population, Employment and Housing** - The Population, Employment and Housing section of the Revised Draft EIR describes the existing population, employment and housing levels in Placer County and the Sacramento metropolitan region. Estimates of the changes to population, employment and housing levels that could be created by development proposed in the PVSP are identified. This section identifies and evaluates physical environmental effects caused by population, employment, and housing changes.

Since 1980, Placer County has been a rapidly growing area within the Metropolitan Statistical Area (MSA). Over the past decade, Placer County was the most rapidly growing county in the MSA region, and one of the fastest growing counties in the state. The PVSP proposes to construct 14,132 residential units in the PVSP area. The projected population in the PVSP area is 34,762, and approximately 7,594 new jobs will be created.

The Revised Draft EIR identifies six impacts under the Population, Employment and Housing section for the PVSP project. Some of the impacts include: increases to the population in western Placer County, an imbalance of jobs and housing, and an increase demand for affordable housing. The Revised Draft EIR concludes that impacts from the changes to population, employment and housing are less than significant except for the short-term jobs and housing imbalance, which is significant and unavoidable with no mitigation available. However, long-term jobs and housing imbalance impacts are less than significant.

**Section 4.11 - Public Services / Infrastructure** - This section of the Revised Draft EIR describes and analyzes public services and infrastructure. Public services and infrastructure issues that were addressed include: fire protection, police protection, public schools, solid waste disposal, sanitary sewer or wastewater, water supply, recycled water service, drainage, electrical and natural gas service, telecommunications and cable television, library services, parks and recreation facilities, and general County facilities and services.

The EIR identifies the existing levels of service, the impact of the proposed PVSP upon the service capacity of each service provider and discloses the resource needs to meet the increased urban service level demand to a level commensurate with surrounding jurisdictions that would result from implementation of the proposed PVSP.

#### **Fire Protection**

Fire protection services for the PVSP area are provided by Placer County Fire Department and Sacramento Metropolitan Fire District. Placer County Fire Department provides fire protection for 83 percent of the PVSP area. Fire protection service for the remaining portion on the western side of the PVSP area (Riego area) is provided by Sacramento Metropolitan Fire District. The PVSP provides for two Placer County Fire Department stations, an administrative center, and staffing and other resources needed to serve the PVSP area at buildout.

### Police Protection

The Placer County Sheriff's Department provides general law enforcement services to the PVSP area. Operations and facilities for law enforcement services have been considered for using a combination of public safety standards in the Placer County General Plan, operations standards expressed by the Sheriff's Department, and comparisons with area urban police department operations. The PVSP would increase the demand for additional sworn and non-sworn officers and support staff to adequately serve the PVSP area. PVSP provides for co-location of a Sheriff's substation within the PVSP area.

### Public Schools

The PVSP area is served by three school districts. The Center Unified School District covers the eastern three quarters of the PVSP area. The Elverta Joint Elementary School District and the Grant Joint Union High School District share a common boundary within the PVSP area. Six elementary schools, two middle schools and one high school are proposed within the PVSP area.

### Solid Waste

Solid waste generated in Placer County is collected and hauled by the Auburn-Placer Disposal Service from County Franchise Areas One and Four, which include the western and southern portions of Placer County. Solid waste is hauled to the 39.9-acre Western Placer Waste Management Authority's Materials Recovery Facility (MRF) at the southeast corner of Athens Avenue and Fiddymont Road in Lincoln, approximately seven miles from the PVSP area. Solid waste generated by existing residents of the Specific Plan area is collected and disposed of by the Auburn-Placer Disposal Service.

### Wastewater Collection, Treatment and Disposal

Sewer services in Placer County are provided by the Placer County Facilities Services Department, Special Districts Division. This Division maintains sewer lines, cleans sewers, and operates and maintains wastewater treatment plants operated by Placer County. Areas served include North Auburn, Granite Bay, Sabre City, Sunset Industrial area, Sheridan, Applegate and Blue Canyon. Wastewater from Granite Bay, Sunset Industrial area and the Dry Creek communities area (Sabre City) are treated by the City of Roseville under the operations agreement among the participants of the South Placer Wastewater Authority (SPWA). New development in the PVSP area would be served with a wastewater collection and treatment system.

The Revised Draft EIR discusses two alternatives for serving the PVSP area with public sewer. The preferred alternative is treatment at the Dry Creek Wastewater Treatment Plant (DCWWTP), which is owned and operated by the City of Roseville on behalf of the SPWA of which Placer County is a member. The other alternative is treatment at the Sacramento Regional Wastewater Treatment Plant, which is owned and operated by Sacramento Regional County Sanitation District (SRCSD).

### Water Supply

PCWA would serve as the water wholesaler for the PVSP area, providing treatment and supply. California American Water Company or PCWA could retail the water to customers within the PVSP area. The PVSP area is within a non-exclusive California American Water Company franchise area. California American Water Company (formerly Citizens' Utilities Company of California) is a private investor-owned water company currently providing services to customers in Sacramento and Placer counties. The City of Roseville would serve as the recycled water retailer for the PVSP area. Recycled water would be used in parks, schools, publicly landscaped areas, and the landscaping associated with commercial, business professional, light industrial and multi-family uses.

### Electrical and Natural Gas Service

Electrical service in the majority of the PVSP area is provided by PG&E; however, the Sacramento Municipal Utility District (SMUD) serves a small area in the southeast portion of the PVSP area. The PVSP area includes approximately 635 acres to be served by SMUD, with PG&E serving the rest of the PVSP area. PG&E is proposing to install a 230/21kV distribution substation, on an approximately 6-acre site and related distribution facilities within the PVSP area.

### Telecommunications and Cable Television

The PVSP area is within the SureWest Communications and SBC service areas. SureWest serves about one-third of the PVSP area, located east of Tanwood Avenue. SBC serves the remaining two-thirds of the area located west of Tanwood Avenue. Both companies own overhead pole lines within the PVSP area. Neither of the utilities has reserve capacity in the PVSP area. Therefore, these facilities will need to be upgraded and placed underground.

### Library Services

Library services in the PVSP area are provided by the Auburn-Placer County Library District, which was formed in 1967 with the consolidation of Auburn Public Library and the Placer County Library. This system of libraries serves all of Placer County, with the exception of the Cities of Roseville and Lincoln, which own and operate their own municipal library systems. A new regional library of approximately 25,500 square feet is proposed to be located in the PVSP. The PVSP will be responsible for a fair share of the costs for construction of the library facility.

### Parks and Recreation

The PVSP proposes 217 acres designated as parks and 714 acres designated as open space dedicated for both active and passive recreation. Proposed park facilities would be constructed at various locations within the PVSP consistent with the land use plan. The project will be mitigating its recreational impacts onsite by providing a variety of park sizes, park facilities, and 48 miles of Class 1 bike trails. It is also anticipated that recreational programming will be

provided within the project. The Blueprint Alternative is essentially the same park plan with one more 50-acre community park site added as well as two more neighborhood parks.

#### General County Facilities and Services

In addition to the municipal and urban level type services and facilities needs discussed above, the Revised Draft EIR provides a discussion on general Countywide services that will be needed for the Specific Plan Area. This includes Health and Human Services, miscellaneous criminal justice functions including jails and public protection, road maintenance, and general government including Treasurer-Tax Collector, Auditor, Assessor, Elections, Planning and the County Board of Supervisors. A public services plan will be created to identify the manner in which public services, municipal and urban services, as well as Countywide services delivery will be managed and financed.

The Revised Draft EIR identifies 69 impacts under the Public Services/ Infrastructure section. Some of the impacts include the need for new or physically altered fire protection and law enforcement services; additional schools for potentially 8,273 students; a 3% increase in solid waste transported to the MRF; expansion of existing wastewater treatment facilities; new or expansion of existing water treatment facilities; and hydrologic impacts.

The Revised Draft EIR also identifies 52 mitigation measures to reduce impacts to public services/infrastructure. Included in these mitigation measures are construction of new fire stations and police facilities, schools, libraries, forming County Service Areas, contributions towards expansion of the MRF and landfill, providing adequate sewer and wastewater facilities both on- and off-site, ensure an adequate water supply, create site-specific recycled water storage facilities, and compliance with the Master Project Drainage Study.

**Section 4.12 - Hazards** - This section of the Revised Draft EIR evaluates the potential for soil or groundwater contamination in the PVSP area as a result of current or past land uses, and the potential for impacts from hazardous substances and/or waste contamination resulting from proposed land uses associated with the PVSP.

Past agricultural, commercial, and other uses of PVSP properties have or could have resulted in physical or chemical contamination hazards. Surveys were conducted which identified specific areas of concern on various on-site properties. However, there may be other un-surveyed properties with past uses of concern, such as persistent pesticide or herbicide soil contamination at orchard sites. Undisclosed impacts from past uses of concern will be subject to assessments and remediation as necessary as individual projects are submitted for review.

The Revised Draft EIR identifies 22 impacts under the Hazards section for the PVSP project. Some of the impacts include hazards associated with underground storage tanks, open wells, illegal dump sites and equipment yards, contaminated soils, mosquitoes and asbestos.

The Revised Draft EIR also identifies 36 mitigation measures to reduce impacts from hazards. Included in these mitigation measures are additional soils sampling with remediation (if required), abandoning or destroying wells and disposal of hazardous materials (i.e., auto parts, debris, household waste, batteries) in accordance with applicable regulations.

**SACOG Blueprint Alternative:** Section 6.3.4 of the Revised Draft EIR contains an analysis for the development of the PVSP site with a higher density more urban-style development, consistent with the SACOG Blueprint Plan. The Blueprint Alternative is based on the seven following principles adopted by the Sacramento Area Council of Governments (SACOG) Board of Directors as the Preferred Blueprint Scenario (Blueprint Plan) in December 2004: 1) Transportation choices; 2) Mixed-use development; 3) Compact development; 4) Housing choice and diversity; 5) Use of existing assets; 6) Quality design; and 7) Natural resources conservation.

As part of the PVSP, the applicant has proposed and provided a Blueprint Alternative Draft Specific Plan which is based on the SACOG principles. The Revised Draft EIR analyzes environmental impacts associated with the proposed Blueprint Alternative at a project level. Within the Blueprint Alternative framework, the Placer Vineyards Specific Plan area is planned to accommodate 21,631 residences (including both multiple-family and single-family residences), approximately 500 acres of employment-related activity, approximately 974.5 acres of parks and open space, over 145 acres of retail uses, and over 135 acres of office uses. The Blueprint Alternative provides for seven elementary schools, three middle schools and two high schools. The total population of the Blueprint Alternative is estimated to be 48,400 persons at project build-out.

**Cumulative Impacts:** In addition to the discussion provided within each environmental section of the Revised Draft EIR, Section 5.2 provides a cumulative impact analysis. For purposes of the cumulative impact analysis, the Revised Draft EIR considers development as identified in the 1994 Placer County General Plan, as well as recently proposed projects north of Baseline Road and the development of the proposed PVSP.

**Unavoidable Significant Environmental Impacts:** The Revised Draft EIR summarizes potential environmental impacts that would result from implementation of the proposed PVSP in Table S-1 in the Executive Summary (Chapter One). In some cases, impacts that have been identified would be less than significant. In other instances, with the incorporation of the mitigation measures proposed, impacts would be reduced to levels that are less than significant. However, some impacts have been identified where no feasible mitigation measures are available, or the proposed mitigation does not reduce the impact to a less than significant level. Those impacts would remain as significant unavoidable adverse impacts. Section 5.3 of the Revised Draft EIR listed the significant unavoidable adverse impacts identified for the PVSP project.

**Time Frames:**

The 45-day public comment period for the Placer Vineyards Specific Plan Revised Draft EIR will close at 5:00 p.m. on May 19, 2006. It is anticipated that the PVSP may be before the Planning Commission for hearing on entitlements in mid to late fall.

**Recommendation:**

The Environmental Review Committee recommends the Planning Commission receive public comments on the Revised Draft EIR. Staff will respond to all written and oral comments in the Final EIR.

Respectfully submitted,

Paul Thompson, Principal Planner

**ATTACHMENTS (previously distributed):**

Draft Placer Vineyards Specific Plan (March 2006)  
Draft Blueprint Placer Vineyards Specific Plan (March 2006)  
Revised Draft EIR Executive Summary  
Revised Draft EIR Volume I  
Revised Draft EIR Volume II  
Revised Draft EIR Volume III  
Revised Draft EIR Appendices A-I  
Revised Draft EIR Appendices J-V

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Brent Backus, Air Pollution Control District  
Andrew Darrow, Flood Control District  
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Christine Turner, Agricultural Commissioner  
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City of Roseville, Community Development  
Placer County Water Agency